

West Charleton Grange, West Charleton, South Hams, Devon





An imposing period manor house in excellent order and set in excess of 9 acres of **pretty Devon Countryside** with its own lake and stream. Included in the sale are six fully refurbished holiday properties.

Summary of accommodation

West Charleton Grange

Entrance hall | Reception hall | Drawing room | Dining room | Sitting room
Kitchen/breakfast room | Utility/boot room | Cloakroom | Wine cellar and games room

Principal bedroom with walk-through bath/dressing room to en suite wet room
Double bedroom with en suite shower room | Double bedroom with en suite/dual-access bathroom | Two further bedrooms | Family bathroom

West Wing House (Self-contained Annexe)

Two ground floor bedrooms (Bedrooms 7 and 8) | Ground floor bathroom | First floor living room and kitchen/dining room | First floor bedroom (Bedroom 6) with en suite WC

Distances

East Charleton 1.3 miles, Kingsbridge town centre 2.2 miles, Slapton Sands 5.5 miles, Salcombe 7.5 miles, Totnes 15 miles (Exeter St. David's 30 minutes/Paddington 2 Hours 40 minutes), Plymouth 25 miles, Paignton 26 miles, Exeter city centre 42 miles, Exeter Airport 45 miles (London City Airport 1 hour)
(All distances and times are approximate)

Parking | Triple garage | Office | Five holiday cottages | Oak-framed building for entertainment/cinema room with kitchen and bar | Pool house incorporating indoor heated swimming pool, two changing rooms and plant room | Gym
Tennis court | Outdoor children's playground and playing field | Boat store
Garden store | Garden | Lake | Stream | Orchard | Woodland | Two paddocks

In all about 9.01 acres (3.65 hectares)



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Location

West Charleton Grange is situated in South Hams within the South Devon AONB overlooking Salcombe and the Kingsbridge Estuary. It has easy access to miles of beautiful coastline incorporating several beaches and the South West Coast Path.

The nearby village of West Charleton is a thriving community with a parish church, village hall, The Charleton Inn and CofE primary school (Ofsted rated Good), whilst neighbouring East Charleton is home to the Springfield Farm Shop, Butcher and Deli plus a Spar convenience store. The centre of the market town of Kingsbridge is just a five-minute drive and the town's amenities, which include large Tesco and Morrisons supermarkets, can meet most day to day needs.

For transport links Kingsbridge is linked to Plymouth and Dartmouth by the A379 and to Salcombe and Totnes via the A38 to Exeter. Totnes also has a railway station linking directly to Exeter and Paddington.

The area has a wide choice of schools including some excellent independent schools in Exeter. These include Exeter School, The Maynard and Exeter Cathedral School, which are all within reach by car or train.



West Charleton Grange

Nestling in a beautiful, peaceful and very private setting, West Charleton Grange is a fine country house set in nine acres of mature grounds. Within the grounds are six superb, self-contained properties: the west wing of the grange plus five separate cottages. Thought to have been built originally as a farmhouse in the 16th century and substantially altered two centuries later in the Georgian period, West Charleton Grange is built of the mellow, local stone under a slate roof and has wide, tall sash windows, well-proportioned rooms and excellent ceiling height.

The house is unlisted and has been refurbished to a very high standard retaining many architectural features including an elegant main staircase, several fireplaces, coving and a wealth of fine joinery. The main part of the house faces east and south with the later and separate former staff wing looking west.

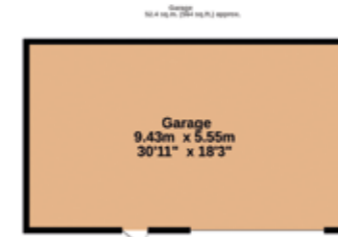
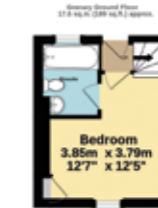
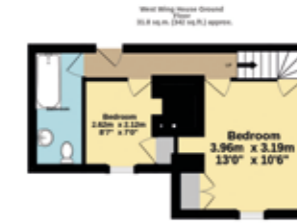
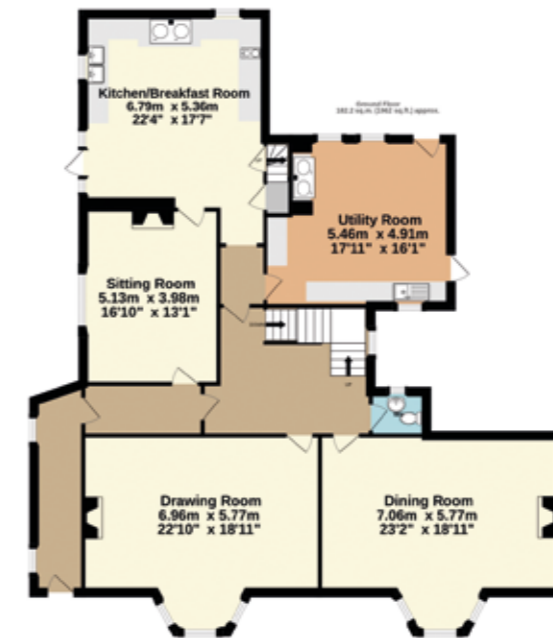
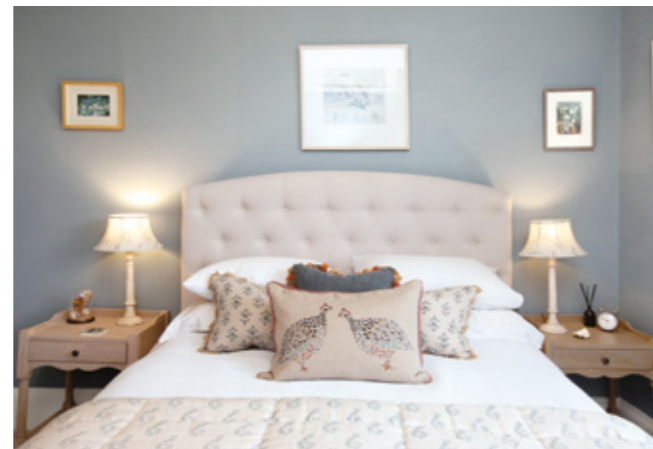
The ground floor has three good-sized reception rooms with the sitting and dining rooms facing south with views across the garden and lake through wide, sashed bay windows. The sitting room has direct access to the large kitchen/breakfast room forming a wonderful family hub to the house and both face west to catch the best of the afternoon daylight into the early evening.



The kitchen has a large dining area with French windows to the paved terrace outside and is fully fitted with a range of built-in electric appliances and a two-oven Sandyford cooker. The two wings of the house are linked by a lovely reception hall with a sweeping, elegant staircase that rises to the galleried landing above.

Upstairs there are five generous double bedrooms, all of which face east or south and have lovely views. The principal bedroom faces south and has an enormous, en suite bath/dressing room with a separate wet room fitted with a double shower. Two further bedrooms have en suite facilities and the remaining two bedrooms share the family bath and shower room.





- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Approximate Gross Internal Floor Area
553.9 sq m (5962 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

West Wing House and Holiday Cottages

Behind the main house is an attached, former staff wing known as West Wing House, which currently serves the largest of the self-contained holiday properties and comprises a combined living room and kitchen/dining room and three bedrooms. On the ground floor it is separated from the main part of the house by a lobby with two doors and could therefore serve as an annexe or be easily incorporated into the house again. In addition, there are five letting cottages converted from traditional estate buildings. The outline details of the holiday accommodation units are set out below:

Property	Bedrooms	Sleeps	Bathrooms
West Wing House	3	6	1 + WC
Colby	2	4	2 + WC
Granary	1	2	1
Pypard	2	4	1 + WC
Tickell	3	6	1 + WC
Twysden	3	6	1 + WC

All cottages incorporate a combined living room and kitchen/dining room with flat screen TV and Wi-Fi. The majority also have wood burning stoves. All cottages except Granary have private outdoor terraces. The holiday properties have access to barbeques, outdoor playground and playing field plus separate guest parking.

The Folly, Outbuildings and Grounds

Within the grounds are several other buildings. The Folly is a bespoke, oak-framed entertainment building with high vaulted ceilings and exposed roof timbers that can accommodate up to 30 people. In addition to the party room, it has a large terrace at the front, a fully equipped kitchen, WC and is equipped with a projector and drop down screen for use as a cinema room. Close by are an indoor pool building with changing rooms, gym and a children's playground. The garden and grounds extend to about nine acres and incorporate lawns, a secret garden, orchard, woodland, lake and stream, along with ample separate parking for the main house along with a triple garage, garden store and boat store.

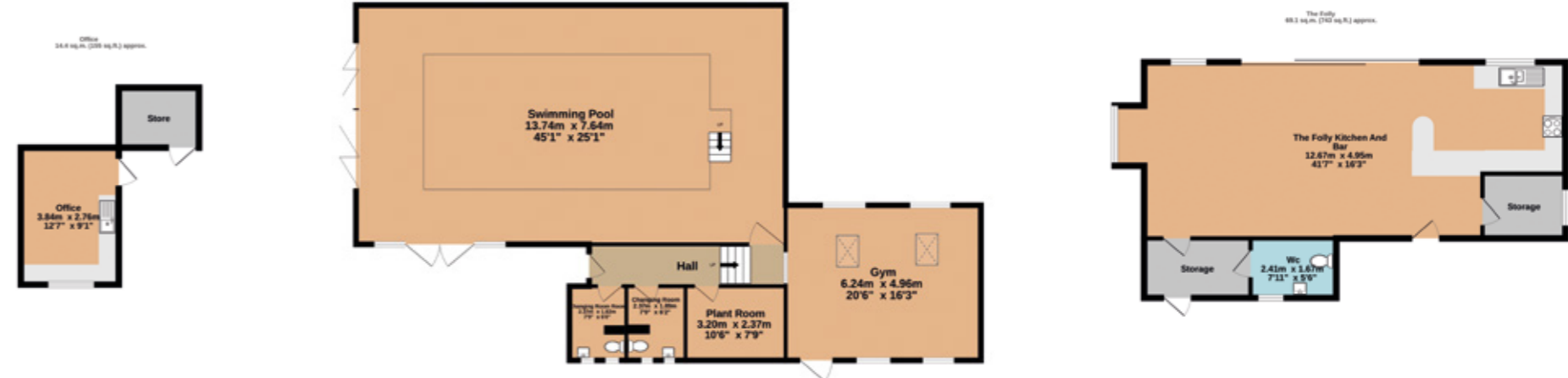




Approximate Gross Internal Floor Area
578.1 sq m (6222 sq ft)

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Swimming Pool/Gym
160.3 sq.m. (1726 sq.ft.) approx.





Services

Mains water, electricity. Private drainage. Oil-fired central heating and two Sandyford cookers. Colby has electric heating.

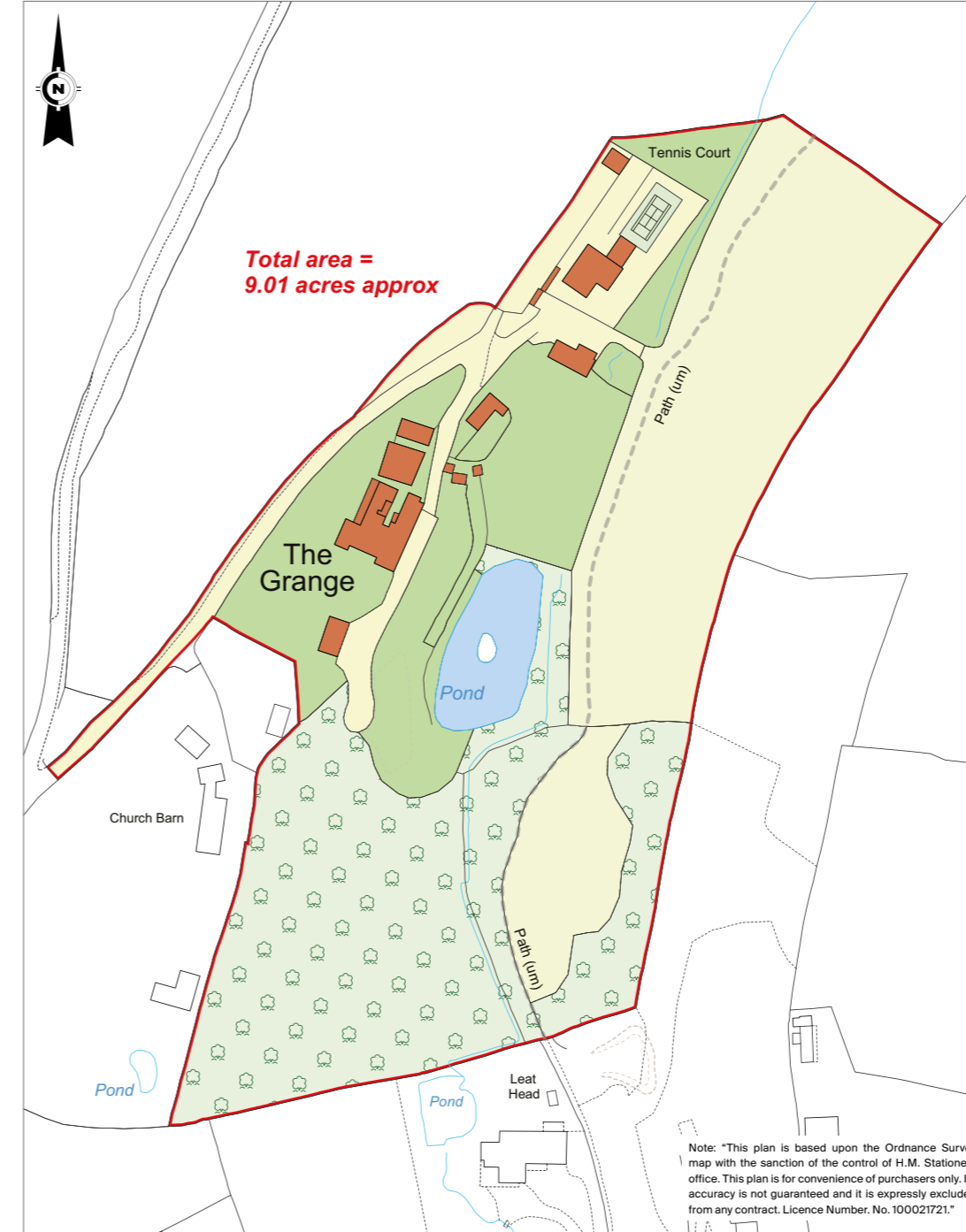
Fixtures and Fittings

The inventory within the holiday accommodation is included in the sale.

Directions (Postcode TQ7 2AD)

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From the roundabout at the southern end of Bridge Street in Kingsbridge, take the first exit onto Promenade/A379, signed to Dartmouth. Follow the road for 1.2 miles, exiting the town and shortly thereafter crossing over Bowcombe Creek. Having crossed the creek continue for half a mile and then turn left onto Church Lane. The entrance to the driveway to the property will be found on the right after a third of a mile. It is clearly marked. Continue up the drive for a quarter of a mile to the property.



Property information

Tenure: Freehold

Local Authority: South Hams District Council

Council Tax: West Charleton Grange: Band F

EPC Rating: West Charleton Grange: F

West Wing House: F

Colby: D

Granary: D

Pypard: D

Tickell: C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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